

Single Family Residence

RESIDENTIAL

4305 ROSECREEK CT

SACRAMENTO, CA 95826

\$516,370 TopHap Estimate · \$250 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,062 ft²

LIVING AREA

0.21 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$516K

\$479K low

\$553K high

Last Sale

\$137,500 · Oct 28, 1994

Est. Owner Equity

\$256,995

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,711 (2025)
Assessed Value	\$235,542
Previous Assessed	\$230,924

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

47
WILDFIRE

49
HEAT

41
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 28, 1994	Resale	Grant Deed	\$137,500	\$67	\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosemont High School	High	9–12	0.3 mi
Albert Einstein Middle School	Middle	7–8	0.5 mi
Golden Empire Elementary School	Elementary	KG–6	1.1 mi

District: Sacramento City Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95826

112 CRIME INDEX	90 AIR POLLUTION	43,134 POPULATION	\$77K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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